



The Prospector

Prospect Point Home
Owners Association

Volume 5, Issue 8 & 9

July and August 2011

Prospect Point Homeowner's Association 2011 Annual Meeting Notice

If you are interested in having your name placed on the ballot for the upcoming election at the Annual Meeting on October 24, 2011, you must complete the nomination form and a brief biography. A copy of the nomination form has been mailed to all homeowners and can be found on the Prospect Point website. Please return the nomination form to: Shelly Fuller, Nomination Committee Chairperson at 3018 Observatory Hill Court, or her email address, shellyf@insightbb.com, or to Rentz Management at 421 Scott Boulevard, Covington, KY, 41011, or email address, angel.armstrong@rentzmanagement.com.

All nomination forms must be received no later than Tuesday, October 4, 2011 to be included on the ballot.

July 25, 2011 Approved Board Minutes

The meeting was called to order at 7:00 p.m. by President Sally Zeidler.

Attendance: All Board members were present with the exception of Shelly Fuller and Byron Wolfe, both of whom were absent with notice.

Approval of Minutes: President Sally Zeidler reported that the minutes for the June 27, 2011, Board meeting had been given to all Board members immediately prior to the meeting for their review. A Motion was made by Jackie Sawyers and seconded by Jim Elliott for approval of the minutes from the June 27, 2011, Board meeting. The Motion passed with all Board members voting in favor. President Zeidler thanked Jackie Sawyers for preparing the minutes.

Treasurer's Report: Jackie Sawyers reported that the account balances as of July 25, 2011, were as follows:

Checking account	\$ 10,184.96
Reserve account	\$ 216,645.24
Clubhouse Account	\$ 591.56
Trust Account	\$ 603,221.13
Storm Damage Acct	\$ 27,737.88
Total =	\$ 858,380.77

Committee Reports:

Property Management:

President Zeidler reported that the Property Management Committee did not meet on its regular night in July due to a scheduling conflict, but that the Board members met at the Clubhouse at 6:30 p.m. prior to the Board meeting to address any Property Management questions or architectural improvement applications which may have been submitted. There were no architectural improvement applications for the Committee

to address. The Committee agreed that the "Who Fixes What" list will be discussed at the August Property Management Committee meeting.

Landscape Committee:

Sally Zeidler reported that the Landscape Committee met on Tuesday, July 12, 2011, at the Clubhouse. Those in attendance were Board members, Sally Zeidler and Joe Marusin, and Brian Laws of L & M Landscape. There were no homeowners present. There were no major items that needed to be discussed. The discussion centered on updates on various work orders, trimming schedule, removal of dead trees and other dead plantings. It was decided that there will be no replacement plantings until September due to the heat and dry conditions during July and August. L & M has straightened all of the reflecting poles and is waiting for the clear reflectors, which had to be special ordered. The first set of reflectors came in blue and had to be reordered.

Finance Committee:

Jackie Sawyers reported that the delinquencies as of July 25, 2011, are as follows:

1 month late	48 units @ \$ 5,788.26
2 months late	5 units @ \$ 1,902.40
In Collection	10 units @ \$ 6,484.00
Liens Filed	1 unit @ \$ 3,618.00
Foreclosure	4 units @ \$23,043.80
Bankruptcy	1 unit @ \$ 2,678.00
Total Delinquencies	\$ 43,514.46

Jackie Sawyers made a motion to foreclose on all units meeting the criteria for foreclosure,

and it was seconded by Joe Marusin with all Board members voting in favor.

Jackie Sawyers reported that as of July 25, 2011, there are 29 homeowners who have not submitted their current proof of insurance to Rentz Management, and 8 of those are in collections, foreclosure or bankruptcy, and 8 of those 29 are greater than six months delinquent. Rentz Management continues to send letters to those delinquent homeowners requesting their proof of insurance.

Bob Rentz reported that he and Jeff Hinkle had inspected all of the extended decks and that the measurements for all of the extended decks as reflected on the deck assessment invoices were correct. Bob Rentz indicated that he did find five or six decks which had been extended which were not on his list, and homeowners will be invoiced for their deck extension fees.

Jackie Sawyers reported that there have been a number of drainage issues and problems reported. The Association has already done a substantial amount of drainage work and repairs this year. Bob Rentz was asked to prioritize the drainage problems that have been reported and provide a priority list on which repairs, if any, can be done within the budget this year.

Social Committee:

There was no report for the Social Committee.



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July 25, 2011 Approved Board Minutes Continued

Document Committee: Jackie Sawyers reported that the Board met with Bob Rentz and Joe Wolterman of Wolterman Insurance, the broker who currently issues coverage for Prospect Point, on July 7, 2011, to discuss the language to be used for the document changes and the type of coverage the Association would be purchasing. The Committee also discussed the logistics and the time line for obtaining the approval and signatures of homeowners for the proposed document changes for blanket insurance for the community.

Old Business:

● **Clubhouse Update**---President Zeidler reported that the new roof for the Clubhouse had been completed, and that the painters would be starting on the Clubhouse in the immediate future and that Olympic will be doing the deck sealing after the painting is completed.

● President Zeidler also reported that one of the two heat pumps which operate the air conditioning for the Clubhouse was not working at all and needed to be replaced. Bob Rentz had a bid to replace the one heat pump for the sum of \$5,700 from the company who has the service contract on the clubhouse units. There was discussion among the Board regarding the cost and what it would cover and whether additional bids needed to be obtained. Jackie Sawyers made a Motion, which was seconded by Joe Marusin, to replace the heat pump which was not working, for a cost not to exceed \$5,700. Bob Rentz was asked to obtain additional bids prior to replacing the heat pump. President Zeidler noted that the malfunction and lack of air conditioning was discovered during a rental of the Clubhouse on one of the very hot weekends in July. Jackie Sawyers made a Motion, which was seconded by Margaret Gittner, to refund the rental fee and deposit paid by the homeowner for the rental in its entirety; the Motion passed unanimously.

● **Pool Update**---Fence Modifications----Bob Rentz confirmed that the additional pool fence

repairs/modifications which were approved at the June Board meeting have been completed. There was also a discussion about the need to further expand the pool hours. At the June Board meeting, the pool hours were expanded to 11:00 p.m. on week nights, which would include Monday, Tuesday, Wednesday and Thursday evenings, and to 12:00 p.m. on weekends, which would include Friday, Saturday and Sunday nights. A Motion was made by Jim Elliott and seconded by Margaret Gittner, to expand the opening hours of the pool in the morning to 6:00 a.m. each morning rather than 7:00 a.m. The Motion passed unanimously.

● **Deck Sealing Bids**---Jackie Sawyers reported that we are still waiting for at least two to three bids for deck sealing so as to have all decks sealed every three years. Margaret Gittner commented that she would like to see the decks posts and railings all the same color, either painted or stained. Bob Rentz indicated that we are moving toward staining all posts and railings that need replacement rather than painting them because paint does not adhere as well to treated lumber as does the stain.

● **Status of Lighting Repair Around Clubhouse Lake**---President Zeidler reported that the parts to repair the damaged lights had come in, but that the mounting brackets were still needed to complete the repairs. Those repairs will be completed as soon as all of the parts are delivered.

● **Status of "Resident Only" Parking Sign for Cliffview**---President Zeidler asked Bob Rentz to check on the status of the "Resident Only" parking sign for Cliffview which was approved at the June Board meeting.

● **Assessment of Repair/Replacement of Street Signs**---Bob Rentz reported that he and Jeff Hinkle had inspected all of the street signs, and that several of them need to be repaired, straightened and re-attached. Bob Rentz was asked to obtain a bid from Olympic Contracting for a "not to exceed" repair cost for the street signs.

New Business:

● **Sprinkler System Status**---President Zeidler reported that the sprinkler system at the Clubhouse and pool is not working. Bob Rentz was asked to check the sprinkler system and see why it is not working properly.

● **Unleashed Dogs On Common Ground**---President Zeidler reported that there have been several complaints regarding unleashed dogs on common ground. The Board agreed that something would be put in the Prospect regarding the Villa Hills ordinances on leash laws and that the homeowners involved in the complaints would be notified regarding the applicable ordinances.

Homeowners Questions:

There were a number of homeowners present at the meeting.

● A homeowner on Outlook Ridge indicated that her deck has not been sealed since 2008 and requested that she be provided with a sample of the product being used for deck sealing so that she can apply it to her deck. Bob Rentz reported that he is looking into the type of product that we have been using and whether there is a better product on the market. This same homeowner expressed concern about the pool still being open all day on the day of the power outage due to the filter not being operational without electricity.

● A homeowner on Observatory Hill Court questioned whether the decks should be sealed both on the top and bottom and whether we were still on a three year sealing cycle. Bob Rentz advised the homeowner that it is not necessary to seal both the top and bottom of the decks all the time and that our routine is to seal the tops only when the building is being painted. Jackie Sawyers noted that bids have been requested so that all decks can be sealed every three years.

There being no further business, the meeting was adjourned by President Zeidler.



Common Area Reminder

This is a reminder to all residents. Common area means just what it says. The common areas are not owned by any one resident and all homeowners are entitled to use the common areas for recreational activities such as walking, playing games, or just relaxing. However, when using the common areas for various activities, please be considerate of the surrounding units and keep a respectful distance from any entrances and window areas. Also, there is a leash law in Villa Hills which includes Prospect Point. Dogs and cats are not to have free run of outside areas which include all common areas. There are many of your neighbors who are animal lovers but there are just as many who are not. We need to be respectful of each other and abide by the rules of the community.

June, 2011 Approved Board Minutes

The meeting was called to order at 7:00 p.m. by President Sally Zeidler.

Attendance: All Board members were present with the exception of Shelly Fuller, who was absent with notice.

Approval of Minutes: President Sally Zeidler reported that the minutes for the May 23, 2011, Board meeting were e-mailed to all Board members prior to the Board meeting. A Motion was made by Jackie Sawyers and seconded by Joe Marusin for approval of the minutes from the May 23, 2011, Board meeting. The Motion passed with Margaret Gittner abstaining as she was not at the May 23, 2011, Board meeting.

Treasurer's Report: Jackie Sawyers reported that the account balances as of June 27, 2011, were as follows:

Checking account	\$ 3,650.25
Reserve account	\$ 188,187.39
Clubhouse Account	\$ 977.41
Trust Account	\$ 610,051.33
Storm Damage Act	\$ 27,737.88
Total	= \$ 830,604.25

Jackie Sawyers noted that she was unable to provide the account balances for the meeting as of May 23, 2011 due to a typographical error on the report she was provided by Rentz Management just prior to the Board meeting. Jackie Sawyers stated that she had the corrected report for the account balances as of May 23, 2011, available, and those balances as of May 23, 2011, are as follows:

Checking account	\$ 7,276.73
Reserve account	\$ 178,206.63
Clubhouse Account	\$ 1,112.22
Trust Account	\$ 613,220.39
Storm Damage Act	\$ 24,993.88
Total	= \$ 824,809.85

Committee Reports:

Property Management:

President Zeidler reported that the Property Management Committee met on Thursday, June 23, 2011, at the Clubhouse. Those in attendance were Board members Jackie Sawyers, Joe Marusin, Jim Elliott, Margaret Gittner and Sally Zeidler. Homeowners Bruce and Sue Nelson, Dan Drescher, David Hampton, Dick Dean and Lisa Bittlinger were also in attendance for part of the meeting.

Five architectural improvement applications were presented for approval at the meeting. One application was for a new garage door on Cliffview Court to replace a garage door which had been damaged. The application was approved, but the Committee felt that the cost the homeowner is paying for the

new door is high for a single garage door. Rentz Management will be asked to contact the homeowner regarding this issue. There was an application from homeowners on Observatory Hill Court for replacement windows, which was approved. There was a request for a new full view storm door on Outlook Ridge, which was approved. There were also two applications from homeowners on Vista Court for approval of an awning on their deck and for permission to install a propane tank under their deck. The homeowners signed the Awning Agreement, and the color and design of the awning is consistent with the approved awning guidelines. The applications for the awning and the propane tank were approved.

A homeowner on Ravine Drive expressed concern about the sewer drain at the end of Ravine Drive being cracked and some drainage issues regarding his unit which are possibly causing water in his lower level. The homeowner was advised that Rentz Management would be asked to take a look at his concerns. Board member Jim Elliott offered to go and look at the area after the Property Management meeting and report back to the Board at the Board meeting.

Another homeowner on Ravine Drive expressed concerns about the manner in which a drainage repair for his building was being done and the additional concern regarding the status of the landscaping after the work is completed. The homeowner was advised that the drainage work had not yet been completed and that the landscaping would be fixed after the drainage work is completed.

A homeowner on Observatory Hill Court advised the Board that his deck supports are leaning and that the footers under the deck support posts need to be repaired. This homeowner lives in a unit which has a hot tub on the deck, and pursuant to a legally binding and recorded Agreement entered into between the Association and the unit's prior owner, the repair, maintenance and replacement of the deck for this unit is the homeowner's exclusive responsibility. The homeowner was advised that the deck support posts are part of his deck and are his responsibility pursuant to this Agreement. The homeowner was further advised that foundations, footers and patio slabs are the responsibility of the homeowner. The homeowner then questioned whether he needs the permission of the Association to repair the footers and deck support posts. Jackie Sawyers indicated that she would obtain an opinion from the Association's attorney regarding this question and would report back to the homeowner.

The same homeowner on Observatory Hill Court also raised a question concerning the consistency of the measurements for the deck extension assessments which were recently mailed. The homeowner also had questions concerning the approved Association Cutting Guidelines and how they would affect the area that he wishes to cut. The homeowner also commented about the black streaks on some of the roofs throughout the community and asked if anything was going to be done to remedy the black streaks. Jackie Sawyers reported that the Association's primary focus with regard to the roofs at this time is the replacement of the roofs which need to

be replaced, and that the remedy which had been used in the past for the black streaks had proven to be ineffective.

There being no further business, the meeting was adjourned.

President Zeidler reported that she had received and had responded to an e-mail from a homeowner on Cliffview Court regarding the landscape wall behind her unit. Bob Rentz has been asked to take a look at this issue.

President Zeidler thanked Joe Marusin for his "umbrella duty" each evening in making sure that the umbrellas at the pool are lowered each night to prevent damage.

Document Committee:

Jackie Sawyers reported that the Board would be meeting to discuss the document changes following the Board meeting and that a separate meeting would be held prior to the July Board meeting for the Committee to discuss the logistics and the time line for obtaining the approval and signatures of homeowners for the proposed document changes which have been approved by the Board. Jackie Sawyers indicated that she hopes to be able to get Joe Woltermann, the insurance broker who currently issues coverage for Prospect Point, to come to that second Document Committee meeting.

Social Committee:

Byron Wolfe reported that the community yard sale which was held on Saturday, June 18, 2011, was a huge success. Byron indicated that it was the largest sale he had ever had. Byron stated that he would like to encourage more homeowners to get involved in the yard sale, and he reiterated that participation in the yard sale is at no cost to the homeowners. Byron prepares a list of those homeowners and/or streets that are participating, and all a homeowner has to do to participate in the sale next year is to notify Byron. The Board thanked Byron for his efforts on the yard sale.



June 27, 2011 Approved Board Minutes Continued

Landscape Committee:

Jill Trame reported that the Landscape Committee met on Tuesday, June 14, 2011, at the Clubhouse. Those in attendance were Board members, Sally Zeidler, Joe Marusin, and Jill Trame and Brian Laws of L & M Landscape. Homeowner Dan Drescher was also present for part of the meeting.

The Committee discussed removing the various dead trees around the community including the large tree on Edgelake which caused some damage to a homeowner's vehicle during a recent storm with strong winds, and Brian Laws was asked to present a bid to remove all trees. The Committee also discussed in general the status of the shrub trimming. The sprinkler system has not been turned on, but Jill Trame reported that fortunately it had not been needed to date. The Committee also discussed the possibility of getting a water meter at the front entrance so that hoses could be hooked up to water the front entrance area more easily if necessary. A bid was obtained from Marko Plumbing, but the Committee has decided to get a couple of additional bids and to table this until perhaps the fall or early next year so that we can budget for this expenditure.

A bid was received from L&M Lawn Care to remove 9 trees for a total of \$1,925 and to cut back the brush for the view from the park benches on Observatory Hill Court and on Prospect Point Drive in the amount of \$480. The total amount of the bid for this work is \$2,405. Jill Trame made a Motion to accept the bid of L&M Lawn Care in the amount of \$2,405 for this work with funds to come from Common Landscape Reserves, which was seconded by Byron Wolfe. The Motion passed unanimously.

Finance Committee:

Jackie Sawyers reported that the delinquencies as of May 23, 2011, are as follows:

1 month late	62units @ \$ 6,513.60
2 months late	7units @ \$ 2,905.40
In Collection	8units@ \$4,172.00
Liens Filed	2units@ \$5,702.00
Foreclosure	4units@ \$22,232.80
Bankruptcy	2units@ \$4,638.00
Total Delinquencies	\$46,163.80

Jackie Sawyers noted that the reason for the high number of delinquencies at one month is that the deck assessment invoices which are not due until July 1, 2011, have been included in this figure, and 34 of the 62 units that are listed as one month delinquent are for deck assessment invoices only. In May, 2011, there were 32 homeowners one month delinquent, and for June, 2011, when those homeowners who owe for deck assessment invoices only are deducted, there are 28 units at one month delinquent with the amount of one

month delinquencies being reduced accordingly.

Jackie Sawyers made a motion to foreclose on all units meeting the criteria for foreclosure, and it was seconded by Joe Marusin with all Board members voting in favor.

Jackie Sawyers reported that as of June 27, 2011, there are 29 homeowners who have not submitted their current proof of insurance to Rentz Management, and 5 of those are in collections, foreclosure or bankruptcy, and 10 of those 29 are greater than six months delinquent. Rentz Management continues to send letters to those delinquent homeowners requesting their proof of insurance.

Jackie Sawyers noted that additional funds have been collected from two homeowners and/or their insurance companies for the storm damage from September, 2008, and those funds have been deposited into the storm damage account. The Association's attorney has prepared a Complaint to send to the remaining homeowners who have not made any payments on the storm damage invoices from the windstorm of September, 2008.

Jackie Sawyers reported that there had been a question raised regarding the amount of the deck assessment invoices which were mailed out in May, 2011. The invoices were computed at the new increased rate of \$15 per square foot. Bob Rentz and Jeff Hinkle of Olympic Contracting will be inspecting all deck extensions to insure that the measurements used for the deck assessment invoices are accurate.

Jackie Sawyers noted that any homeowner who is two months delinquent on their assessments would not be able to gain access to the pool. The Board agreed that a homeowner would be deemed to be two months delinquent on the 16th day of the second delinquent month, and that homeowner's access to the pool would be restricted until the account is brought current.

Old Business:

- **Status of Repair of Park Benches and Staining----** President Zeidler reported that the staining and all work on the park benches throughout the community has been completed, including the park bench at the end of Prospect Point Drive, which had been inadvertently omitted from being repaired.

- **Straightening Posts and Replacing Broken Reflectors on Prospect Point Drive----** President Zeidler reported that L & M Landscaping has straightened all of the posts on Prospect Point Drive. However, they had to order some additional posts and reflectors to replace the broken posts and reflectors. Hopefully, this work will be completed by the next Board meeting.

- **Pool Update—Fence Modifications----** Jackie Sawyers reported that the pool fence repairs/modifications which were approved at the April Board meeting have been completed. It was noted, however, that the area next to the tennis courts is still accessible if someone wishes to climb over the fence. EME Fence had submitted a bid for three

additional modifications to the pool fence including raising the height of the existing fence to 8 feet to match the height of the tennis court fence, raising the height of the fence along the wall between the pool and the tennis courts to 6 feet to match the height of the tennis court fence and installing a bottom rail on 5 sections of tennis court fence. Bob Rentz is recommending that all of these modifications be done to prevent people from climbing over the fence after hours. The total bid from EME Fence for these three additional modifications is \$708.19. Jackie Sawyers made a Motion, which was seconded by Margaret Gittner, to accept the bid for the additional modifications to the pool fence in the amount of \$708.19, and the Motion passed unanimously.

There was also a discussion about the need to expand the pool hours in the evenings. Byron Wolfe made a Motion, which was seconded by Jill Trame, to expand the pool hours to 11:00 p.m. on week nights, which would include Monday, Tuesday, Wednesday and Thursday evenings, and to 12:00 p.m. on weekends, which would include Friday, Saturday and Sunday nights. The pool is open at 7:00 a.m. each morning.

Byron Wolfe also noted that homeowners should be reminded not to hang pool towels on the railings of their decks and balconies to dry.

- **Drainage Issues----** Paddock Lane, Outlook Ridge, Lost Valley Court, Silo Lane, Ravine Drive and Prospect Point Drive---- Jackie Sawyers reported that she has received bids for drainage repairs in these areas, and Rentz Management will be asked to prioritize these repairs so that the work can be done as funds are available. Jackie noted that the Association has already spent a great deal of money for drainage repairs on Ravine Drive this year, necessitating the need for these additional drainage repairs to be prioritized to be completed as funds are available.

- **Deck Sealing Bids----** Jackie Sawyers reported that we are still waiting for bids for deck sealing so as to have all decks sealed every three years. A bid will be obtained from Olympic Contracting and from at least one additional contractor.

- **Status of Lighting Repair Around Clubhouse Lake----** Angel Armstrong reported that the bases for the bollards that have to be replaced due to vandalism had to be special ordered, and those repairs will be completed as soon as the bases are delivered.



Devil Track Red Oaks by Don Dawson Ltd. September 2010. Photo: www.don-dawson.com



June 27, 2011 Approved Board Minutes Continued

New Business:

● Clubhouse Update---- Angel Armstrong reported that work orders have been issued to the appropriate contractors for all of the work which was approved at the May Board meeting, i.e. new roof, exterior painting and deck sealing. Angel advised that the replacement of the roof is expected to be done by Bresser Roofing at the beginning of July. After the roof is completed, Westside Renovators will do the painting, and when the painting is completed, Olympic Contracting will stain and seal the deck.

● It was noted that a window on the Clubhouse had been broken by vandalism, and that window has been replaced. There was also discussion about several leaks which have been observed at the Clubhouse, and those issues will be addressed when the roof is replaced. The leak around the upstairs window is not under warranty and will be repaired. Byron Wolfe noted that the Clubhouse gets a lot of heavy rain from the west and that is the source of the leaks. President Ziedler also noted that there had been problems with the refrigerator in the Clubhouse, which is being repaired.

● Resident Only Parking Sign for Cliffview---- President Zeidler reported that she had received a request from homeowners on Cliffview Court requesting a "resident only" parking sign on the street. The homeowners on Cliffview have commented that they often do not have any where to park when there are activities at the Clubhouse. It was noted that parking for activities at the clubhouse should be limited to the Clubhouse parking lot, and that if additional parking is needed, the person renting the Clubhouse should be encouraged to shuttle guests

from and to the elementary school parking lot. Jackie Sawyers made a Motion, which was seconded by Joe Marusin, to purchase a "resident only" parking sign to be installed on Cliffview Court at a cost not to exceed \$250.

● Repair/Replacement of Street Signs---President Zeidler noted that Joe Marusin had expressed concerns about the condition of the street signs throughout the community. Bob Rentz and Jeff Hinkle of Olympic Contracting will be asked to take a look at the street signs and provide their assessment of their condition and whether they need to be repaired and/or replaced in the immediate future.

Homeowners Questions:

There were a number of homeowners present at the meeting.

● A homeowner on Silo Lane asked about the status of the repairs to his sidewalk and that of his neighbor two units away, which he reported at the May, 2011, Board meeting. The homeowner noted that he has standing water along the sidewalk from the gutters when it rains. He also reported that the half wall for his unit is crumbling and that he has a problem with his new windows. Bob Rentz will be asked to look into these issues and report back to the Board and the homeowner.

● A homeowner on Dry Valley was present and expressed concerns about slippage behind his unit which is causing cracks in the ground behind his unit. He noted that there is a pipe close to

the surface of the ground which needs to be addressed and fixed. Bob Rentz will be asked to look at these issues and report back to the Board and the homeowner.

● A homeowner on Outlook Ridge expressed a concern about the need to specifically define the property line and the boundary line of the community, and she was advised that the boundary line is the old fence line and that the Association does not have the funds at this time to conduct a complete perimeter survey. This homeowner also commented about an area in the rear of a unit she owns on Dry Valley which she would like to have L & M Landscape clear as part of its annual contract. She was advised that cutting along the perimeter of the community and at the backs of the yards is not part of the weekly cutting that is included in L & M's contract with the Association. She also questioned about cutting the overlook area on Observatory Hill Court to maintain her view of the River from her unit. The homeowner was advised that if she wants to request permission to cut the hillside in that area at her own expense that she should submit an application to do so, but that cutting of the hillside to maintain the view for individual homeowner is not part of the contract that the Association has with L & M Landscape and is not within the Association's budget. This homeowner also commented about a mud puddle in the back yard of her unit on Dry Valley, and she was advised that the mud puddle is from sewer work that was done in that area and that the ground needs to settle so that the landscaping in that area can be repaired.

There being no further business, the meeting was adjourned by President Zeidler.

Prospect Point Home Owners Association

<p>President - Sally Zeidler <i>Property Management Committee Chair</i> 859-341-0237; zeidler@fuse.net</p>	<p>Vice President - Shelly Fuller <i>Nominating Committee Chair</i> 513-368-4968; shellyf@insightbb.com</p>
<p>Treasurer - Jackie Sawyers <i>Finance Committee Chair</i> 331-5570 , jsawyers@jsawyerslaw.com</p>	<p>Secretary - Byron Wolfe 859-331-7735, marketforce@fuse.net</p>
<p>Margaret Gittner <i>Web site</i> 331-3422, mpgrissom@aol.com</p>	<p>Jill Trame <i>Landscape Committee Co-Chair</i> 391-1839, jtrame@kmklaw.com</p>
<p>Dave Ritchie 341-8336, dritchier@nexuspm.com</p>	<p>Jim Elliott 859-331-6207, jellio@fuse.net</p>
<p>Joe Marusin <i>Landscape Committee Co-Chair</i> 331-1463, jam99sun@fuse.net</p>	<p>Property Management - Rentz Management 581-4815, Fax 655-2613 Angel.Armstrong@rentzmanagement.com</p>
<p>Visit the website at www.prospectpointhoa.com</p>	<p>Clubhouse Rentals - Rhonda Laws, 426-0973</p>



Italian Night

The Social Committee is hosting Italian Night

- Who: Prospect Point Residents
- What: Catered Italian dinner
- When: Saturday, October 8 @ 5:00 p.m.
- Where: Prospect Point Clubhouse

The cost is \$12 per person and is BYOB.

Please RSVP to Julie Dorman at 859-578-9460 by October 4.



October 2011



Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5 Nomination Form Deadline	6	7	8 Italian Night
9	10	11 Landscape Committee Meeting	12	13	14	15 Sweetest Day
16	17	18	19	20 Property Management	21	22
23	24 Annual Board Meeting	25	26 Full Moon	27	28	29
30	31 Halloween					